



69 Ethelstan Crescent
Hereford HR2 7HS

£250,000

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

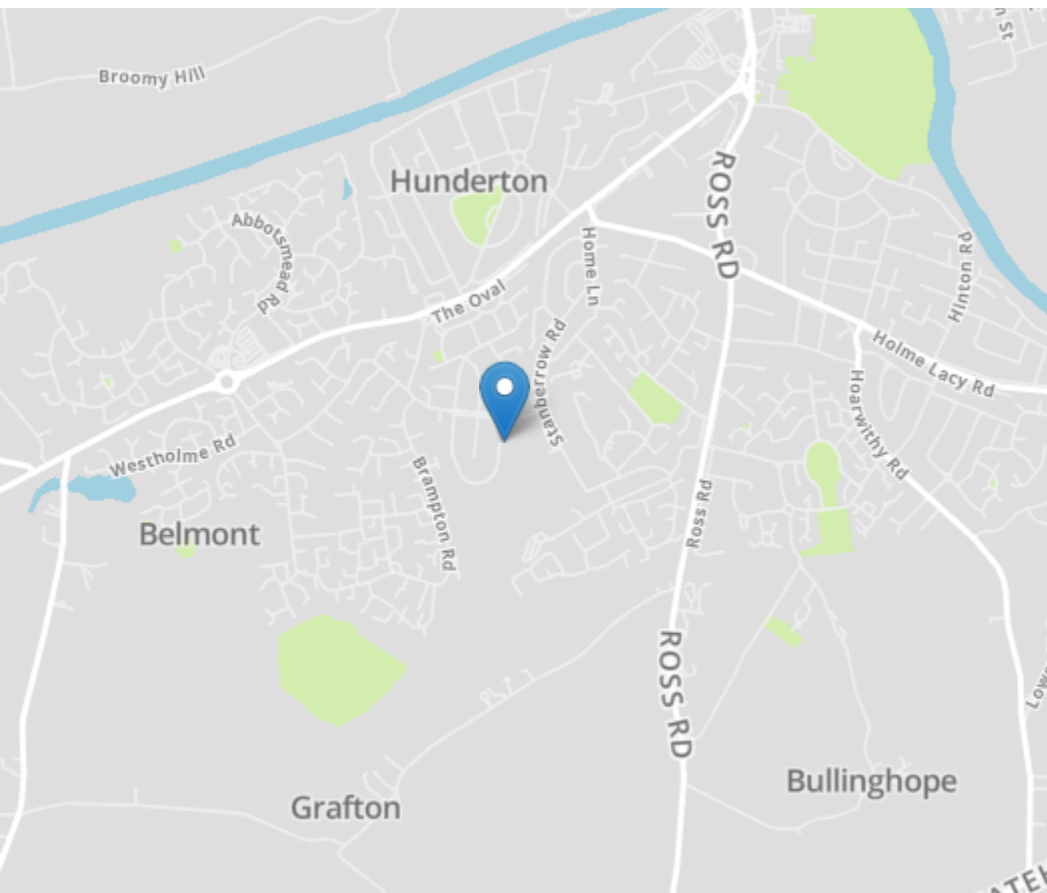
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm



DIRECTIONS

From Hereford City proceed south onto A49 and using the two right hand lanes turn slightly right onto A465 Belmont Road, after approximately 0.7 mile turn left onto Goodrich Grove, turn left onto Waterfield Road, at the roundabout take the third exit onto Ethelstan Crescent and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///asserts.basket.upper



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



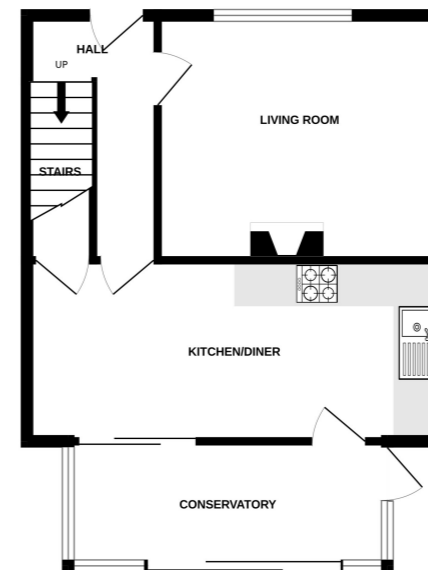
- Recently re-fitted kitchen
- 3 bedroom semi detached house
- Garage & ample off road parking
- Conservatory

Hereford 01432 343477

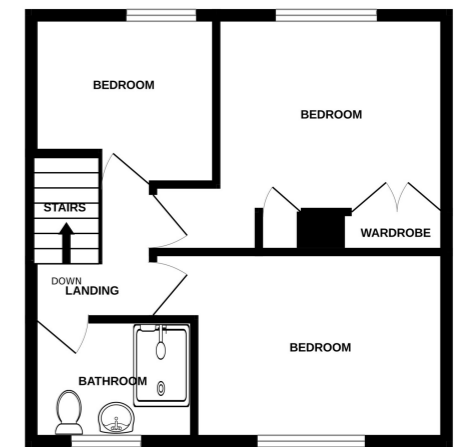
Ledbury 01531 631177



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

Pleasantly located in this quiet position, a three bedroom semi detached property offering good size, well presented accommodation comprising recently refitted kitchen/dining room, lounge, 3 bedrooms, shower room, garage, gardens and off road parking. There are a range of amenities including doctors surgery, pharmacy, 24 hour Tesco Supermarket and fuel station, public house, schools, church, a variety of shops and for those who require a bus service to the City.

In more detail the property comprises:
Double glazed door to the front elevation leads to:

Entrance Hall

With laminate flooring, ceiling light point, radiator, and two wall lights.
Door to:

Lounge

3.5m x 4.0m (11' 6" x 13' 1")
With double glazed window to the front elevation, radiator, carpet flooring, electric feature fireplace, TV and telephone points, ceiling light point and two wall light points.
From the entrance hall a door leads to:

Kitchen/Dining Room

2.8m x 6.0m (9' 2" x 19' 8")
With laminate flooring in dining area, radiator, central ceiling light point, and a large under stairs storage cupboard which houses the consumer unit and meter.
Kitchen area has tiled floor, two ceiling light points, recently fitted kitchen with soft close wall and base units drawers and doors, space for fridge/freezer, integrated Bosch electric oven, gas hob, cooker hood over, Worcester Bosch central heating combination boiler in a wall height corner unit, 1.5 bowl stainless steel sink and drainer, mixer tap over, double glazed window to the side elevation, and space and plumbing for washing machine.
Double glazed door leads to:

Conservatory

2.7m x 5.0m (8' 10" x 16' 5")
Part brick and part uPVC construction, with lino flooring, patio sliding doors to the rear garden, radiator, two wall lights, corrugated sheeted roof with blinds, rolling blinds to the side and rear, and double glazed door to the side elevation onto the patio.

From the entrance hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With loft access above which is fully boarded flooring, insulated, ceiling light point and drop down ladder.

Bedroom 1

2.5m x 4.2m (8' 2" x 13' 9")
With laminate flooring, ceiling light point, telephone, TV and power points, radiator, double glazed window to rear elevation.

Bedroom 2

4.1m x 3.5m (13' 5" x 11' 6")
With carpet flooring, ceiling light point, three built-in storage cupboards, double glazed window to the front elevation, TV, telephone points, radiator, and power points with usb.

Bedroom 3

2.5m x 2.7m (8' 2" x 8' 10")
With a large stair bulk head, carpet flooring, ceiling light point, power points with usb connection, radiator and double glazed window to the front elevation.

Shower Room

With lino flooring, half tiled walls, fully tiled shower cubicle with large glass opening door, mains shower unit over, wash hand basin, low level WC, ceiling light point, extractor fan, and double glazed window with obscured glass to the rear elevation.

OUTSIDE

At the front of the property a drop curb allows access via a path to a concrete driveway giving a large gravelled off road parking area for upto approximately five vehicles, and hedging to the front, fence either side creating the boundary, from here there is a detached garage. The rear garden is southwesterly and has a patio entertaining area which is directly off the conservatory, a small pathway continues between the garage and the conservatory which leads back to the driveway, beyond the patio there is a low maintenance shrubbery area with stone, low maintenance garden with a concrete path down the centre of a lawn area being split into two. At the very rear of the garden there is a raised flower bed with pot plants a selection of trees, with fencing to the rear and hedging to the side.

Detached Garage

3.05m x 6.0m (10' 0" x 19' 8")
With up and over door, power, light, concrete floor, separate consumer unit/fuse box, double glazed obscured glass windows to the rear elevation, double glazed obscured glass personal door to the side elevation.



At a glance...

- Lounge 3.5m x 4.0m (11' 6" x 13' 1")
- Kitchen/Dining Room 2.8m x 6.0m (9' 2" x 19' 8")
- Conservatory 2.7m x 5.0m (8' 10" x 16' 5")
- Bedroom 1. 2.5m x 4.2m (8' 2" x 13' 9")
- Bedroom 2. 4.1m x 3.5m (13' 5" x 11' 6")
- Bedroom 3. 2.5m x 2.7m (8' 2" x 8' 10")
- Garage 3.05m x 6.0m (10' 0" x 19' 8")

And there's more...

- Southwest facing rear garden
- Close to local amenities
- Nearby walks and cycling routes
- Bus service to City

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.